



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2305694
Applicant Name: Jeff Kaiser
Address of Proposal: 535 Terry Avenue North

PROPOSED ACTION

Master Use Permit for future expansion of below grade parking to add 43 spaces.

The following Master Use Permit component is required:

SEPA - Environmental Determination
(Chapter 25.05, Seattle Municipal Code)

SEPA DETERMINATION [☐] Exempt [☐] DNS [X] EIS

[☐] DNS with conditions

[☐] DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site And Vicinity

The subject site proposal is located in the South Lake Union neighborhood; bordered by Mercer Street to the north, Terry Avenue North to the east, a north-south alley to the west and Republican Street to the south. The site is zoned IC-65; the neighborhood to the east and south

is the same; the zone north of Mercer Street is C2-40; the zone west of the alley is NC3-65, and the zone south of this is NC3-85. The project site has a lot area of 47,350 sq. ft.

Proposal Description

The proposal is to expand below grade parking an additional 43 spaces for a total of 129 spaces. This parking garage is accessory to a four-story administrative office, per Permit 736264.

Public Comments

No comments were received during the comment period which ended on October 8, 2003.

ANALYSIS - SEPA

The Final Environmental Impact Statement (FEIS) for Terry Avenue Technology Court was published October 18, 2001. This project's office building and accessory parking structure is just one of four developments considered in the FEIS. The Transportation analysis included in the FEIS was an umbrella study for all four developments; the proposed increase of 43 parking spaces is an increase in the designated parking for Master Use Permit number 736264, but not an increase in the FEIS. Since development elsewhere in the Terry Avenue Technology Court will have a corresponding decrease in on-site parking, no additional impacts have been identified and therefore, no further conditioning is warranted.

CONDITIONS

None.

Signature: _____ (Signature on file) Date: November 17, 2003
Lauren Hirt, Land Use Planner
Department of Planning and Development
Land Use services

LH:bg

I:/Hirtl/Decision Docs/SEPA/2305694/2305694.doc